017.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	616,400 / 616,400
					USE VALUE:	616,400 / 616,400
					ASSESSED:	616,400 / 616,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		MOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WRIGHT GEOFFREY L/TRUSTEE
Owner 2:	WATSON JENNIFER E/TRUSTEE
Owner 3:	KRYPTO REVOCABLE TRUST
Street 1:	66 MOTT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WATSON JENNIFER -
Owner 2:	WRIGHT GEOFFREY -
Street 1:	66 MOTT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,030 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Aluminum Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6030.000	135,700		480,700	616,400
Total Card	0.138	135,700		480,700	616,400
Total Parcel	0.138	135,700		480,700	616,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.91 | /Parcel: 493.9

Legal Description

User Acct 12337

GIS Ref

GIS Ref

Insp Date 03/01/19

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 017.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	135,900	0	6,030.	480,700	616,600	616,600	Year End Roll	12/18/2019
2019	101	FV	159,000	0	6,030.	510,800	669,800	669,800	Year End Roll	1/3/2019
2018	101	FV	159,000	0	6,030.	372,600	531,600	531,600	Year End Roll	12/20/2017
2017	101	FV	159,000	0	6,030.	324,500	483,500	483,500	Year End Roll	1/3/2017
2016	101	FV	159,000	0	6,030.	276,400	435,400	435,400	Year End	1/4/2016
2015	101	FV	149,200	0	6,030.	270,400	419,600	419,600	Year End Roll	12/11/2014
2014	101	FV	149,200	0	6,030.	222,300	371,500	371,500	Year End Roll	12/16/2013
2013	101	FV	149,200	0	6,030.	211,500	360,700	360,700		12/13/2012

!1481!

PRINT

Date	Time
12/10/20	17:04:06

LAST REV

Date	Time
04/24/19	12:40:10

danam

1481

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WATSON JENNIFER	69197-487		4/27/2017	Convenience	1	No	No		
MAK KWONG YIU	27507-21		7/24/1997		187,000	No	No		Y

USER DEFINED

Prior Id # 1:	12337
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/1/2019	Meas/Inspect	DGM	D Mann
7/25/2018	MEAS&NOTICE	PH	Patrick H
3/20/2009	Meas/Inspect	372	PATRIOT
11/1/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	243	PATRIOT
8/23/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6030		Sq. Ft.	Site		0	80.	1.00	1									480,721						480,700	

Total AC/HA: 0.13843 | Total SF/SM: 6030 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 480,721 | Spl Credit | Total: 480,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.93050694
Adj $ / SQ:	131.899
Other Features:	55250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	210685
Depreciation:	75004
Depreciated Total:	135681

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

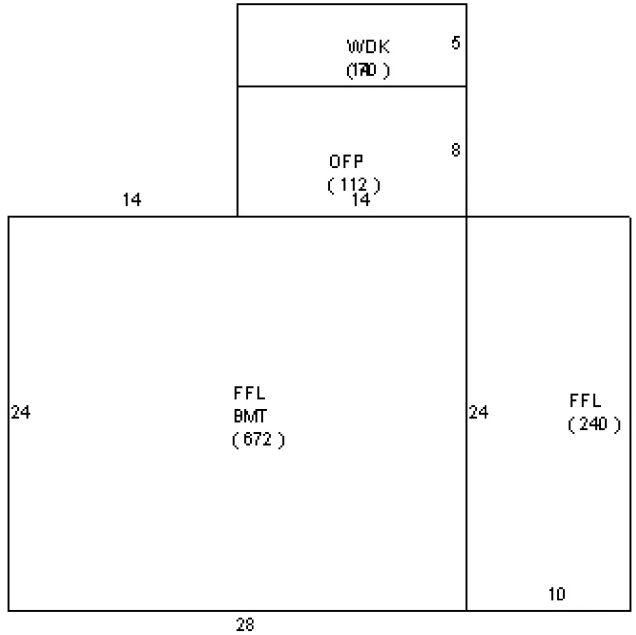
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	131.90
Special Features:	0	Val/Su Net:	76.84
Final Total:	135700	Val/Su SzAd	148.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	912	131.900	120,292
BMT	Basement	672	45.900	30,845
OFP	Open Porch	112	29.060	3,255
WDK	Deck	70	14.890	1,042

Net Sketched Area:	1,766			Total:	155,434
Size Ad	912	Gross Are	1766	FinArea	1248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 017.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	